

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 25, 2012**

Item 22, Report No. 33, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 25, 2012.

**22**

**ADMINISTRATIVE CORRECTION TO ZONING BY-LAW 1-88  
ZONING BY-LAW AMENDMENT FILE Z.06.049  
2088756 ONTARIO LIMITED  
WARD 2 – VICINITY OF ISLINGTON AVENUE AND LANGSTAFF ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 4, 2012:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the following Administrative Correction to Zoning By-law 1-88, BE APPROVED, specifically to amend Exception 9(1309), as follows:
  - a) delete sub-clause di) and replace with the following text: “for the purpose of zoning conformity in this Paragraph, a “Lot” shall be defined as follows:  
  
LOT-The subject lands shall be deemed to be one lot having a minimum lot area of 2,000m<sup>2</sup>, regardless of the number of buildings constructed on the lot, the creation of any new lot by plan of condominium, part lot control, consent, and any easements or restrictions”;
  - b) delete reference to a “0.9m” setback of stairs in sub-clause hi) and replace with “0.65m”; and,
  - c) delete reference to “1.4m” and “2.53m” width of the landscaping strips in sub-clause bi) and replace with “1.39m” and “2.5m”, respectively.

**Contribution to Sustainability**

N/A

**Economic Impact**

There are no requirements for new funding associated with this report.

**Communications Plan**

N/A

**Location**

The subject lands shown on Attachments #1 and #2 are located on the east side of Islington Avenue, north of Pine Grove Road, being Lot 13 on Registered Plan M-1113, City of Vaughan.

**Purpose**

To undertake an Administrative Correction to Zoning By-law 1-88, specifically to Exception 9(1309), to correct inadvertent errors in the wording of the Zoning By-law, and to accommodate minor deviations from the by-law that occurred during the construction of the site for 10 freehold townhouse units on a private condominium road.

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#### **Background**

The subject lands are designated "Medium Density Residential" by site-specific OPA #692, and are zoned RM2 Multiple Residential Zone by By-law 1-88, subject to Exception 9(1309). The subject lands are designated "Low-Rise Residential" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified) and is pending approval from the Ontario Municipal Board.

On June 23, 2008, Vaughan Council approved Official Plan Amendment File OP.06.022 (2088756 Ontario Limited) to amend OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan), specifically to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" with a site-specific exception to increase the maximum permitted density from 35 units/ha to 50 units/ha to facilitate the development of 10 freehold townhouse dwelling units on a private common element condominium road. The site-specific OPA #692 was adopted by Vaughan Council on June 23, 2008, and is in full force and effect.

On June 23, 2008, Vaughan Council also approved Zoning By-law Amendment File Z.06.049 (2088756 Ontario Limited) to rezone the subject lands from R2 Residential Zone to RM2(H) Multiple Residential Zone with a Holding Symbol "(H)", with exceptions to facilitate the development of 10 freehold townhouse dwelling units accessed by a common element Condominium road. Vaughan Council, subsequently enacted By-law 185-2008.

The removal of the Holding Symbol "(H)" was contingent upon the allocation of servicing to the subject lands by Council, which occurred on June 29, 2010, together with approval of Site Development File DA.08.078 (the approved Landscape Plan is shown on Attachment #3). By-law 176-2011 was passed on September 27, 2011, to remove the Holding Symbol.

Three minor matters with respect to By-law 185-2008 and By-law 176-2011 need to be clarified, including:

- i) the By-law requires a minimum lot area of 200 m<sup>2</sup> per townhouse lot. However, the by-law should have treated the overall area of the development (which includes 10 units) as being one lot having a minimum lot area of 2,000m<sup>2</sup>;
- ii) the By-law requires a minimum interior side yard to the stairs of 0.9 m for Block A. The surveyor has now confirmed that the as-built condition is 0.6 m; and,
- iii) the By-law requires minimum landscape strips of 1.4 m in width around the periphery of an outdoor parking area on the Subject Lands and 2.53m adjacent to a portion of the north property line. The surveyor has confirmed that these landscape strips, measured to the narrowest points, are in-fact 1.39m and 2.5m, respectively.

The Vaughan Development Planning Department recommends that the above Administrative Corrections to Zoning By-law 1-88, be approved, since they would accurately implement the intent of the Official Plan, correct inadvertent errors in the wording of the implementing Zoning By-law, and accommodate minor deviations from the by-law that occurred during the recent construction of the site for 10 freehold townhouse units.

It is noted that the *Planning Act* (Section 34(17)) allows Council to deem a revision as minor and not requiring a further Public Hearing. The Vaughan Development Planning Department is satisfied that the proposed Administrative Corrections are minor and that a further Public Hearing is not required.

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**Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Well-being”.

**Regional Implications**

There are no Regional implications associated with the administrative correction to Zoning By-law 1-88.

**Conclusion**

The Vaughan Development Planning Department is satisfied that the proposed Administrative Corrections to Zoning By-law 1-88, are appropriate to correct inadvertent errors in the wording of the Zoning By-law, and to accommodate minor deviations from the by-law that occurred during the recent construction of the site for 10 freehold townhouse units. Should the Committee concur, a recommendation is provided to facilitate the proposed Administrative Corrections to Zoning By-law 1-88.

**Attachments**

1. Context Location Map
2. Location Map
3. Approved Landscape Plan (File DA.08.078)

**Report prepared by:**

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)